

THE BUNGALOWS AT HOLMES HARBOR

LONG PLAT NO. PLP 320/04.R22903-260-3750
DATE March 28, 2005

LEGAL DESCRIPTION

ALL THAT PART OF GOVERNMENT LOTS 3 & 4 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF HARBOR HILLS DRIVE, BEING THE SOUTHWEST CORNER OF BRADSHAW'S ADDITION, PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF ISLAND COUNTY, WASHINGTON;
THENCE N.89°52'15"W., A DISTANCE OF 133.76 FEET; THENCE N.081°05'05"W., A DISTANCE OF 300.88 FEET; THENCE WEST, A DISTANCE OF 18.28 FEET; THENCE N. 03°08'15"E., A DISTANCE OF 200.32 FEET; THENCE N.03°37'40"E., A DISTANCE OF 286.18 FEET; THENCE N.11°09'16"E., A DISTANCE OF 235.46 FEET; THENCE S.89°38'45"E., A DISTANCE OF 183.59 FEET TO A POINT ON THE WEST SIDE OF HARBOR HILLS DRIVE; THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: S.57°32'10"E., A DISTANCE OF 21.09 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.57°40'18"E., A RADIAL DISTANCE OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°49'42", A DISTANCE OF 211.32 FEET; THENCE S.03°30'00"W., A DISTANCE OF 235.48 FEET; THENCE S.12°30'00"W., A DISTANCE OF 297.43 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 36°59'57"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 122.69 FEET; THENCE S.24°30'00"E., A DISTANCE OF 173.52 FEET TO THE POINT OF BEGINNING.

SITUATED IN ISLAND COUNTY, WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF BRADSHAW'S ADDITION.

SURVEY REFERENCES

BRADSHAW'S ADDITION, RECORDED IN VOLUME 4 OF PLATS, PAGE 35, RECORDS OF ISLAND COUNTY, WASHINGTON.

HOLMES HARBOR GOLF & YACHT CLUB, DIVISION No. 1, RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF ISLAND COUNTY, WASHINGTON.

HOLMES HARBOR GOLF & YACHT CLUB, DIVISION No. 2, RECORDED IN VOLUME 8 OF PLATS, PAGE 38, RECORDS OF ISLAND COUNTY, WASHINGTON.

HOLMES HARBOR GOLF & YACHT CLUB, DIVISION No. 3, RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF ISLAND COUNTY, WASHINGTON.

HOLMES HARBOR GOLF & YACHT CLUB, DIVISION No. 4, RECORDED IN VOLUME 8 OF PLATS, PAGES 53-54, RECORDS OF ISLAND COUNTY, WASHINGTON.

BOUNDARY LINE ADJUSTMENT 093/04, RECORDED UNDER AUDITOR'S FILE No. 4097723, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENCE THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

SWDC, Inc. By: William H. Morrison, President
OWNER'S SIGNATURE OWNER'S NAME PRINTED

ACKNOWLEDGMENT

STATE OF Island) SS

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF March, 2005 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED SWDC, Inc. By: William H. Morrison, President A RESPECTIVELY OF SWDC, Inc. By: William H. Morrison, President A WASHINGTON CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

William H. Morrison
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Freeland
MY APPOINTMENT EXPIRES 8-21-07

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 25 DAY OF March, 2005.

Mike Shelton
MIKE SHELTON, COMMISSIONER, CHAIRMAN
Mac McDowell
MAC MCDOWELL, COMMISSIONER
William H. Morrison
BILL BYRD, COMMISSIONER
William H. Morrison
CLERK OF THE BOARD

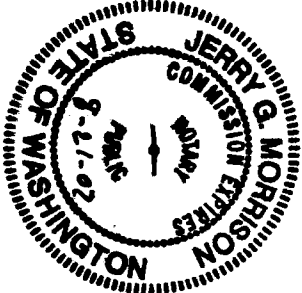


NOTE

- 1) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
 - A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
 - B) A CERTIFICATE OF SEWER AVAILABILITY MUST BE ISSUED BY THE HOLMES HARBOR SEWER DISTRICT.
- 2) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
- 3) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STORMWATER FACILITIES CONTAINED WITHIN THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
- 4) LOTS 1-17 ARE SUBJECT TO A PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AFN 4128095.
- 5) LOTS 1-21 ARE SUBJECT TO A PRIVATE STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER AFN 4128167.

RESTRICTIONS

- 1) LOT SIZE AVERAGING HAS BEEN USED IN PURSUANT TO ICC, 17.03.070.F.3 AND POTENTIAL FUTURE SUBDIVISION WILL BE REDUCED ACCORDINGLY. CONTACT THE ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR MORE INFORMATION.
- 2) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- 3) NO VARIANCES OF ISLAND COUNTY SETBACK REQUIREMENTS SHALL BE GRANTED FOR LOTS CREATED THROUGH THIS SUBDIVISION.
- 4) DIRECT VEHICULAR ACCESS FROM LOTS 1-21 TO HARBOR HILLS DRIVE IS RESTRICTED TO THE APPROVED LOCATIONS SHOWN HEREON.



DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 25 DAY OF March, 2005.

Phil Barke
PHIL BARKE, DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 25 DAY OF March, 2005.

Richard Snyder
RICHARD SNYDER, ISLAND COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF March, 2005.

Steve K. K. K.
REGISTERED LAND SURVEYOR
LICENSE NO. 28414



TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2005.

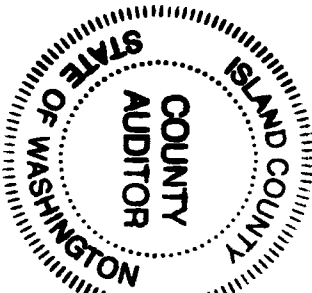
James A. Wilson, Deputy
ISLAND COUNTY TREASURER



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF March, 2005, AT 3:52 P.M. IN VOLUME 13 OF LONG PLATS, PAGES 288-289 UNDER AUDITOR'S FILE NO. 4129450 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE BEHOLDY AUDITOR COUNTY.

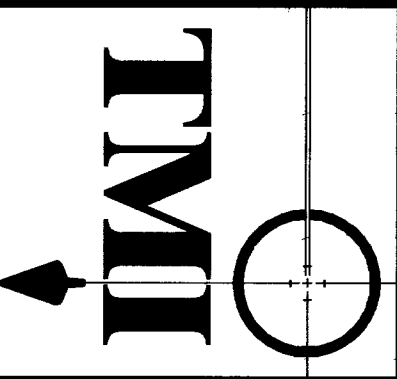
James A. Wilson, Deputy
ISLAND COUNTY AUDITOR



CERTIFICATE OF TITLE

RECORDED March 28 2005, IN VOLUME 13 PAGE 1 UNDER AUDITOR'S FILE NUMBER 4129449 RECORDS OF ISLAND COUNTY, WASHINGTON.

FOR: S.W.D.C. INC.
SCALE: 1" = 40'
APPROVED BY: LST
DRAWN BY: RLS
F.B. No.
DRAWING No. 6370
DATE: MARCH 24, 2005



LONG PLAT OF A PORTION OF GOVERNMENT LOTS 3 & 4 SEC. 3, TWP. 29 N., RNG. 2 E., W.M.
Island County
Thatcher & Morrison, Inc.
Washington

1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

